

061.A

0010

0005.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

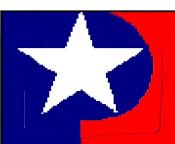
247,600 / 247,600

USE VALUE:

247,600 / 247,600

ASSESSED:

247,600 / 247,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: J5

Owner 1: ABUGOV GREGORY & VICTORIA

Owner 2:

Owner 3:

Street 1: 16 ENDICOTT PL

Street 2:

Twn/City: CANTON

St/Prov: MA Cntry Own Occ: N

Postal: 02021 Type:

PREVIOUS OWNER

Owner 1: KAISER ALEXANDER J -

Owner 2: -

Street 1: 61 NEWCOMB ROAD

Twn/City: WESTMINSTER

St/Prov: MA Cntry

Postal: 01473

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 662 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	247,600			247,600		128016
							GIS Ref
							GIS Ref
							Insp Date
							10/25/17

PREVIOUS ASSESSMENT

Parcel ID 061.A-0010-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	247,600	0	.	.	247,600	Year end	12/23/2021	
2021	102	FV	244,200	0	.	.	244,200	Year End Roll	12/10/2020	
2020	102	FV	237,300	0	.	.	237,300	237,300 Year End Roll	12/18/2019	
2019	102	FV	216,500	0	.	.	216,500	216,500 Year End Roll	1/3/2019	
2018	102	FV	179,100	0	.	.	179,100	179,100 Year End Roll	12/20/2017	
2017	102	FV	166,700	0	.	.	166,700	166,700 Year End Roll	1/3/2017	
2016	102	FV	175,900	0	.	.	175,900	175,900 Year End	1/4/2016	
2015	102	FV	154,600	0	.	.	154,600	154,600 Year End Roll	12/11/2014	

SALES INFORMATION**TAX DISTRICT**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAISER ALEXANDE	71235-506	2	6/28/2018		250,000	No	No		
MOORE CLAIRE M,	65366-269		5/15/2015		175,000	No	No		
HILBERT JENNIFER	53491-384		9/2/2009		175,000	No	No		
DE BESCHE AUSTI	45744-461		7/29/2005		208,000	No	No		
LIM POH CHUAN	33586-138		9/4/2001		162,500	No	No		
	18732-497		12/1/1987		108,000	No	No	Y	

PAT ACCT.

5435

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	Mail Update	MM	Mary M
10/25/2017	Measured	DGM	D Mann
3/21/2016	SQ Returned	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 10.											
Sty Ht: 1	- 1 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 0	Rating: Average														
Prime Wall: 7	- Brick			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 2	- Hip			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average														
Color: BRICK				A Kits:	Rating:														
View / Desir:				Frl: 0	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1962	Eff Yr Blt:			Location: R	- Rear														
Alt LUC:				Total Units:															
Jurisdict:				Floor: 2	- 2nd Floor														
Const Mod:				% Own:	0.657700002														
Lump Sum Adj:				Name:	9 - 6021														
INTERIOR INFORMATION				DEPRECIATION				REMODELING											
Avg Ht/FL: STD				Phys Cond: AV	- Average			30. %	Exterior:				No Unit	RMS	BRS	FL			
Prim Int Wal: 2	- Plaster			Functional:				%	Interior:				1	4	2	0			
Sec Int Wall:				Economic:				%	Additions:										
Partition: T	- Typical			Special:				%	Kitchen:										
Prim Floors: 3	- Hardwood			Override:				%	Baths:										
Sec Floors:				Total:	30.6 %				Plumbing:										
Bsmnt Flr:				CALC SUMMARY					Electric:										
Subfloor:				Basic \$ / SQ:	325.00				Heating:										
Bsmnt Gar:				Size Adj.: 1.40634441					General:										
Electric: 3	- Typical			Const Adj.: 1.07110488					Totals										
Insulation: 2	- Typical			Adj \$ / SQ: 489.561					1	4	2								
Int vs Ext: S				Other Features: 32732															
Heat Fuel: 1	- Oil			Grade Factor: 1.00															
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 356821															
% Com Wal	% Sprinkled			Depreciation: 109187					WtAv\$/SQ:				AvRate:	Ind.Val					
				Deprecated Total: 247634															
MOBILE HOME				PARCEL ID	061.A-0010-0005.0				Juris. Factor:				Before Depr:	489.56					
Make: [] Model: [] Serial #:									Special Features: 0				Val/Su Net:	374.02					
SPEC FEATURES/YARD ITEMS									Final Total: 247600				Val/Su SzAd:	374.02					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items: []				Total Special Features: []				Total: []				IMAGE			
AssessPro Patriot Properties, Inc																			